



# BUILDING-STRUCTURE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION  
& HISTORIC PRESERVATION  
DIVISION FOR HISTORIC PRESERVATION  
(518) 474-0479

FOR OFFICE USE ONLY

UNIQUE SITE NO. \_\_\_\_\_  
QUAD \_\_\_\_\_  
SERIES \_\_\_\_\_  
NEG. NO. \_\_\_\_\_

YOUR NAME: Cynthia Howk DATE: Dec., 1994

133 S. Fitzhugh St.  
YOUR ADDRESS: Rochester, NY 14608 TELEPHONE: 546-7029

ORGANIZATION (if any): The Landmark Society of Western New York, Inc.

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## IDENTIFICATION former

1. BUILDING NAME(S): Britton Farm & Residence
2. COUNTY: Monroe TOWN/CITY: Greece VILLAGE: ---
3. STREET LOCATION: 1066 Long Pond Road
4. OWNERSHIP: a. public ☐ b. private ☒ Donald
5. PRESENT OWNER: Mr. & Mrs. Alexander Mac ADDRESS: (same) Rochester, NY 14626
6. USE: Original: residence/farm Present: residence
7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes ☒ No ☐  
Interior accessible: Explain private residence

## DESCRIPTION

8. BUILDING MATERIAL: a. clapboard ☐ b. stone ☐ c. brick ☐ d. board and batten ☐  
e. cobblestone ☐ f. shingles ☐ g. stucco ☐ other: asbestos shingles  
Roof = asphalt shingles. Foundation = targeted fieldstone.
9. STRUCTURAL SYSTEM: a. wood frame with interlocking joints ☒  
(if known) b. wood frame with light members ☐  
c. masonry load bearing walls ☐  
d. metal (explain) \_\_\_\_\_  
e. other \_\_\_\_\_
10. CONDITION: a. excellent ☐ b. good ☒ c. fair ☐ d. deteriorated ☐
11. INTEGRITY: a. original site ☒ b. moved ☐ if so, when? \_\_\_\_\_  
c. list major alterations and dates (if known): \_\_\_\_\_

12. PHOTO:

(see continuation sheet)

13. MAP:

"This is a more modest Italianate house. It has a cupola, but the picture window and asbestos siding is modern. Let's make this a 'green.'" P. Malo.

Green

COLOR CODE



14. THREATS TO BUILDING: a. none known ☐ b. zoning ☐ c. roads ☒  
d. developers ☐ e. deterioration ☐  
f. other: \_\_\_\_\_
15. RELATED OUTBUILDINGS AND PROPERTY:  
a. barn ☐ b. carriage house ☐ c. garage ☐  
d. privy ☐ e. shed ☐ f. greenhouse ☐  
g. shop ☐ h. gardens ☐  
i. landscape features: deciduous & coniferous trees/shrubs  
j. other: iron pump (well) to S.E. of house.
16. SURROUNDINGS OF THE BUILDING (check more than one if necessary):  
a. open land ☐ b. woodland ☒ - to rear of house  
c. scattered buildings ☐  
d. densely built-up ☒ e. commercial ☐  
f. industrial ☐ g. residential ☒  
h. other: \_\_\_\_\_
17. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS:  
(Indicate if building or structure is in an historic district)

(see continuation sheet)

18. OTHER NOTABLE FEATURES OF BUILDING AND SITE (including interior features if known):

(see continuation sheet)

SIGNIFICANCE

19. DATE OF INITIAL CONSTRUCTION: c. 1872  
ARCHITECT: not determined  
BUILDER: not determined
20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:

(see continuation sheet)

21. SOURCES: (see continuation sheet)

22. THEME: agricultural: former farm residence.

11c.

Contemporary asbestos shingles have been installed over the original wood siding, c. 1960s-70s.

Two facade windows have been altered. A contemporary picture window was added to the first story (c. 1960s-70s); a second-floor window has been removed and the opening covered over.

The present 1/1, double-hung sash appear to be early-mid 1900s replacements.

The targeted chimney on the north elevation appears to be a 20th-century addition.

The wrap-around, Italianate style front porch appears to have had its south elevation enclosed in the 20th century. The original porch roof extends along the south elevation of the house, but the front door and the exterior walls beneath the roof (with two 1/1 windows) appear to be a later additions.

The original square, chamfered, wood posts have been removed from the southeast porch and replaced by contemporary wrought iron posts (c. 1960s-80s).

A contemporary, one-story, east addition has been added to the rear of the house.

17. The Britton House is located on a 1.6-acre lot on the east side of Long Pond Road, just north of Maiden Lane, in the southwest quadrant of the town. A driveway is located to the south of the house. An old well pump is located south of the house, adjacent to the back porch. There are no other buildings on the property. To the rear is undeveloped woodland. The neighborhood has mostly post-World War II residences (ranch and Cape Cod style houses).

18. The Britton House consists of a two-story, hipped roof main block with a two-story, hipped-roof east wing and a one-story, gable-roofed rear (east) wing. This Italianate style house is of frame construction with contemporary asbestos shingles (over original wood siding; probably clapboard) on a targeted fieldstone foundation. Fenestration is generally repetitive with 1/1, double-hung wood sash. A contemporary, three-pane, picture window is located on the facade. A

18. continued

targeted brick chimney rises above the roofline on the north elevation.

The main block is rectangular in plan with wide, overhanging eaves, typical of the Italianate style. The front, west elevation is three-bays wide and four-bays deep. A wrap-around, hipped-roof, porch is located on the southwest corner. Its Italianate detailing includes square, chamfered posts and curved brackets. The south part of the front porch (extending along the south elevation) appears to have been enclosed in the 20th century exterior when the present one-story, exterior wall, front door and two large windows were added. The hipped roof of the main block is topped by an enclosed cupola. The cupola features round-arched windows and decorative brackets.

The two-story east wing features a hipped roof and regular, 1/1, double-hung sash. A shed-roofed porch is located on the south elevation. Its original square, chamfered posts have been removed and contemporary wrought iron posts installed. A 20th-century, one-story addition projects to the rear from the east elevation of this wing.

20. The Britton House is architecturally significant as a distinctive vernacular interpretation of Italianate style architecture. The farmstead is historically significant for its association with Greece's agricultural heritage. It is also historically important for its association with one of Greece's pioneer families, the Brittons.

The simple hipped-roof composition of this house, with its rectangular central block, is typical for the Italianate style. About 50% of surviving Italianate houses are designed with this plan. Facade are typically three-bays wide. The low-pitched, hipped roof with wide, overhanging eaves, and porch with chamfered square posts are characteristic of the Italianate style.

The Italianate style belongs to the picturesque movement in architecture during the second half of the 19th century. The style was loosely inspired by the rural architecture of northern Italy. The architectural pattern books of Andrew Jackson Downing of the 1840s and '50s helped to popularize the style.

20. continued

The original windows were probably 6/6, double-hung wood sash; replaced in the early 20th century with the present 1/1, double-hung sash. The architectural significance of this house would be enhanced if the contemporary asbestos siding was removed, the original wood siding was repaired/repainted, and the contemporary wrought iron back porch posts were replaced with chamfered, square wood posts.

The 1852 county map shows this property as vacant land with a small building marked "school" to the north of the site. The 1872 county map shows this property as lot 7. A building (the present house) is located on the site; the owner is A.P. Britton. An un-named creek is located to the east of the house. A building marked, "District School #9" is to the north. A. P. Britton is Alanson Phizarro Britton, who was married to Laura Lewis (descended from another Greece pioneer, Zachariah Lewis).

A.P. Britton continued to reside here and is shown as the owner on the 1902 map. The property is shown as a large, rectangular, 72-acre parcel. The house is shown (there are no outbuildings). At the northwest corner of the parcel is the small separate lot where the District School #9 building is located. A creek is located to the east of the house. The southern boundary of this property is Maiden Lane. Here, just to the east of the creek, are two buildings labeled, "Methodist Church." There are no other buildings on the east side of Long Pond Road, between this house and Maiden Lane.

The 1924 county map shows this property as a smaller-sized parcel (no acreage given) with the house and "W.N. Britton" as owner. A second residence and an outbuilding have been constructed south of the house, near Maiden Lane. Acreage appears to have been sold off from the north and east sides of this property. W.N. Britton was Willis N. Britton, son of Alanson Phizarro Britton and Laura Lewis Britton. He was born in Greece, NY on June 6, 1860 and died in St. Petersburg, Florida on February 8, 1935 at the age of 74. Britton was one of the town's most active developers of real estate during the early 20th century (see the two accompanying articles about his life and business career). It appears that Britton owned this property, but actually resided in the Barnards Crossing (Dewey and Maiden La.) neighborhood.

The 1930 suburban directory lists this property without a

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20. continued

street address. The house is listed as "vacant." During the following years, additional land was sold off. The 1959 county map shows this property as a 2.68-acre parcel listed as the "Britton Farm Sub. 77-32." The frame house is shown and E. & B. Dickinson are listed as the owners. Round Pond Creek flows through the rear (east) section of the rectangular lot.

21. See final report for bibliography; articles from Greece Town Historian's files.

# Willis N. Britton, 67, today, Declares He Has Lived One of Pleasantest Lives Possible

Willis N. Britton, who is 67 years old to-day, declares he has had one of the pleasantest lives ever dealt out to a member of the human race. He is one of nine generations on his father's side and eight on his mother's side who have traversed the banks of the Genesee river. He is a grandson on his father's side of Joab Britton and on his mother's side of Zachariah Lewis, who were both residents of Rochesterville and both subscribers for the first clocks and the first stoves that ever came to Rochesterville. A man from Albany solicited for the stoves, agreeing that if he could get ten subscribers, the stoves would be sent from Albany by wagon. He obtained twelve subscribers. The stoves arrived at Rochesterville by team, remained on the wagon over night, and it was said that every inhabitant of Rochesterville saw them before they were unloaded the next morning. The sale of clocks was made by an agent and the timepieces afterward were sent in a similar way.

The record contained in Book 8 of Deeds, Page 340, in the county clerk's office of a sale of land by Zachariah Lewis and wife to Isaac Allen, on March 20, 1821, is that of part of the third piece of land taken up by Zachariah Lewis, who came here with his parents. He had previously been a potash burner along the banks of the Genesee, and had been attracted to the district by reading a piece in a New York paper copied from a Paris newspaper, in which a priest who had traveled in America stated that the finest timber he saw in America was on the west bank of the Genesee river.

## Returned With Ox-cart

Zachariah Lewis's destination was Port Genesee, which later was known as Charlotte and is now the Twenty-third ward. He met with the disappointment of finding that most of the timber was chestnut, pine and oak, not good for potash, so he followed up the river to the present site of Rochester, where he found elm, beech and maple. He brought a man with him to whom he had agreed to give \$100 per year. At the end of the year he had rafted his potash from where was afterwards King's Land or Hanford's Landing, to Port Genesee and received almost \$500. He figured that he had made \$100 on the man whom he had hired for \$100. He returned to Connecticut, and some years later came back to Rochesterville with his parents, an ox-cart and furniture, and entered into the same industry, but this time with a number of men at the same wage. He was surprised to be told that he ought to take up the land from an office in Canandaigua, instead of cutting timber where he pleased. He had taken up the third 100 acres when he became convinced that it might be a good scheme to retain some of the land. On going to Canandaigua he found he would have to pay \$1.25 an acre for the first two



WILLIS N. BRITTON

pieces, because he had abandoned them, and was living on the third place, so he let the first two go back. ~~He said that when he heard the first~~ man remark that some time or other the property in this neighborhood would be valuable to grow crops on, he pronounced the man a crank, and gave no consideration to his view.

## Walked Three Times

Zachariah Lewis was heard to say that he only knew of one other man who had walked from Connecticut here, walked back and walked here again, making the distance three times on foot. The other man was Mr. Lay, who was the father of Fred Lay, the grandfather of the many Lays well known to the Kodak section of Rochester to-day. Mr. Britton says that as a small boy, he puzzled over the fact that while his grandfather had said he had walked the distance three times, he still told of coming the second time with an ox-cart. He first thought that this statement was contradictory to that of his having said he walked, but afterwards learned that the ox-cart had two wheels, no springs, and a place arranged among the pieces of furniture where the women folks could sit on the cart while it rolled over the roots that persisted in crossing the tracks of the road.

Zachariah Lewis is said to have shot the last panther that was shot in the immediate neighborhood of Rochester, although there were a few killed farther up the river at much later dates. He told of shooting a bear which was swimming across the river. Wolves also were plentiful, and

a pack of them killed a man who worked with one of the Culver family on what is now known as East avenue. However, the wolves abandoned the country when the first steam whistles were heard.

## Den of Rattlesnakes

Among the stories Mr. Britton listened to on his grandparents' knees, he says, was one which was mentioned in one of the histories of the County of Monroe, Joab Britton, in blasting out the rock at Carthage to build the first aqueduct, uncovered, just at nightfall a den of rattlesnakes, which, because of the cold weather, were in a dormant state. The history of Monroe county relates that it was late to say that every male citizen of Rochester went to see them snakes the next morning, that a man with a lumber wagon asked to have them thrown in his wagon so he might have them for rattlesnake oil, and that, the weather turning warmer, the last scene of this man showed him with the snakes able to hold their heads up.

Another of the interesting stories told Mr. Britton was that the inhabitants of the Village of Rochester kept hogs who fed on the beechnuts and whose young were stolen very often by bears. An old Indian told them that the white people who had inhabited the banks of the Genesee prior to the fever known as the Genesee fever were troubled in the same way with the bears stealing the young pigs, and that they put their mother pigs in a pen together, a couple of weeks before turning them out in the spring and as a result, they would run together all summer, so that it was not healthy for a bear to attack their young when there were a number of them to attack the bear. They followed out the Indian's directions, and twice that summer the mother pigs were known to kill bears which attempted to attack their young.

"My aunt on my father's side," Mr. Britton relates, "went West with Jo-

From an article printed in the Democrat and Chronicle<sup>about his life</sup> when he was 67 years old, the writer finds that he was one of the original thirteen men who set out to obtain help from the State for the building of country roads. On obtaining the vote for the first hundred million to build highways he formed a road construction Company with William Anderson of Ridge Road Greece, and was some years in the road building business. He was personally interested in the improvement of Britton Road and worked with the surveyors when they went down Dewey Avenue to start setting the stakes from that point toward Lake Ave. He liked to tell how they sighted to a chimney top that they could see on Lake Avenue. After a while he looked back and saw that his stakes were set in a crooked line. He left his men and set out on foot thru the gully<sup>ies</sup> toward Lake Ave. much puzzled over the situation. Upon arriving at Lake Ave. he was amused to find the chimney on a house that was being moved down the Avenue.

About 1906 he bought a large farm called the Knickerbocker farm which was located immediately north of Ridgeway Avenue and stretched from Lake Ave. to the Charlotte Branch of the New York Central R.R. At that time this was still in the Town of Greece. Mr. Glass who then owned the next farm North, on the Ridge Road asked Mr. Britton if he was going to grow cabbages on his newly acquired acres. Mr. Britton had other plans for this farm, he had no intention of cultivating it, he was already working with pencil and paper on plans for the streets which are Knickerbocker Avenue, Avis Street, Pullman Avenue and Palm Street. He had in mind houses for Kodak workers, near Kodak Park. One of his first sales was a corner to Bert Wagg For a<sup>new</sup> store, his grocery business was then on the east side of

Lake Ave. As Mr. Britton began building houses in this section he began conferring frequently with George Eastman. The Kodak were considering moving to New Jersey as the plant as it stood on Lake Avenue had no access to any Rail Road. It was then that Mr. Britton conceived the idea for a switch from the Charlotte Branch of the New York Central east, crossing Dewey Avenue and the Ridge into the Kodak. He put in that switch and soon the train loads of coal began moving into the fast growing Kodak Plant. He bought many of the houses then standing on the North side of Ridge Road giving Kodak the Ridge Road frontage. He bargained with Mr. and Mrs. Joslyn who owned the <sup>Kodak</sup> corner at Lake Ave. and were reluctant to move from their home to make place for the factory buildings. The Kodak needed more water supply and it was Mr. Britton who arranged for their land on the Lake and the rights to bring the water main up Dewey Avenue with the many property owners thus effected.

During the period of this development he built two homes on Dewey Ave. The second was a twenty room house <sup>1549 Dewey</sup> between ~~XXXXXX~~ Knickerbocker Ave. and Avis Street, which was later taken by the city for school purposes, and after it was no longer needed by the City, sold to a Lutheran Church.

1587 Dewey  
{ 1st. House  
moved to  
Pellham Ave.  
later

There is no doubt that Mr. Britton played a great part in making ~~the~~ it possible for the huge Kodak Plant to be built in Rochester. All of West Kodak, west of the Rail Road, was developed on lands either owned by Willis Britton or purchased by him, for <sup>Mr.</sup> Eastman.

The time soon came when the peach orchards between Barnard Crossing and Stone Road were removed to make way for streets and cellars and houses. The Streets were Studley, Barnard, Florida, Florence, Rodessa, Shadyway, Beverly, Haviland, Willis Ave.

and California Drive, and the houses were built in large numbers to meet the growing demand.

His Real Estate holdings in later years were placed in a Corporation hoping to perpetuate this field of investments for his family. However the period of depression and pending war made it impossible for him to complete his plans in this direction.

He moved to Ridge Road West about 1923 and built his home on the south side of this Historic Road <sup>1631 Ridge Road West.</sup> over which he always loved to travel, ~~xxxxxxx~~ beside the hundred year old house that was an old land mark. He gave the land for the Willis N. Britton School, (Greece Central) and had plans to develop another subdivision there. ~~xxxxxx~~ (He also planned a road ~~xxxxxx~~ to cut ~~xxxxxxx~~ thru that property to Ridgeway Avenue and Driving Park Ave. making it possible for traffic from the Ridge to avoid the Dewey Ave. and Lake Ave. congestion on their way to the downtown section of Rochester, ~~xxxxxxx~~ )

Willis N. Britton married Lottie Combs Jan 12, 1885. <sup>At Batavia, N.Y.</sup> She was the daughter of George Somers Combs and Jane Williams, and her family, like that of the Britton had been early settlers in the Town of Greece. Her Grandfather being the Rev. William Williams, the first pastor of the now Greece Methodist Church and his ministry there began in 1841. They also lived on Long Pond Road, their farm being next to the Britton farm. Mrs. Willis Britton played the organ in the church for 23 years, singing with the ~~xxxx~~ choir, She was also an active member of the Ladies Aid Society.

They had four children. Hervey Ruppert Britton, Laura Etta Britton Ward Nelson Britton and Avis Leora Britton, all born in Greece.

